



February 13, 2026

Dear Painted Prairie Resident,

This informational document has been prepared by the Painted Prairie Homeowners Association (“HOA”) to provide an overview of pertinent information related to the Painted Prairie properties/Districts being located in the Aurora Regional Improvement (“ARI”) boundary and subject to the ARI mill levy, as well as the decision of the Painted Prairie Metropolitan Districts MD Nos. 1-12 (the “Districts”) to amend their service plans to exclude from the ARI, and include in the proposed Fletcher Regional Improvement Authority (“FRIA”). This communication is for informational purposes for Painted Prairie residents. Because tax calculations depend on a variety of factors, individual results may differ from the examples shown.

This information has been discussed at two or more HOA meetings and at the two most recent developer forums. It has also been discussed at the Districts’ Board meetings.

The Districts have joined with several nearby metropolitan districts in the area to request an amendment to their Service Plans, subject to approval by the City of Aurora, City Council.

The Fletcher Regional Improvement Authority (“FRIA”), is being established to fund and deliver needed regional transportation infrastructure improvements in a more locally focused and cost-effective manner for residents and property owners in the FRIA boundary.

Why This Change Is Being Proposed

In essence it all comes down to doing what the districts believe is in the best interests, short and long term, for residents and property owners in Painted Prairie. The proposed amendment is intended to protect the short- and long-term financial and practical beneficial interests of Painted Prairie residents while ensuring timely delivery of critical regional infrastructure.

Quick synopsis of some of the benefits of the move to FRIA:

- Expedites getting a traffic signal and needed infrastructure improvements to the 56th Avenue & Picadilly Intersection. Expected to be delivered this year.
- Helps bring the new King Soopers to the area (southeast quadrant of 56th & Picadilly). Expected opening in 2027.

- Ensure that revenues coming from Painted Prairie and nearby metropolitan districts for regional improvements are spent on improvements benefiting that area.
- Expedites and helps get 56th Avenue improved from Himalaya to E-470.
- Benefits from the City of Aurora contributing several million dollars to the 56th Avenue & Picadilly intersection improvements with a traffic signal, improvements to help get King Soopers, overall 56th Avenue improvements from Himalaya to E-470.
- Provides future funding to improve the 56th Avenue & E-470 interchange.

Overview of the financial implications:

As mentioned above, under the existing Service Plans, the Districts, and therefore the Painted Prairie properties, are subject to an Aurora Regional Improvement (“ARI”) mill levy framework. That framework requires future increases over time (1 mill, 5 mills, 40 mills during a 50 year time frame).

The Painted Prairie service plan amendment would replace the existing and escalating ARI mill levy framework with a fixed 5-mill levy, which offers a more predictable and locally focused approach for improvements. In the short run (next 12 years for many Painted Prairie residents, 18 years for others) the new 5 mill levy would increase costs slightly (approximately \$12.25 per month on a \$550,000 home) for Painted Prairie homes. After that initial period of time, the FRIA 5 mill levy would be less costly than the existing and escalating ARI mill levy framework (\$107.50 per month less for the new 5 mill levy).

As you can see from the charts below, in the long run it is less costly to have a fixed 5 mill levy than it is to remain in the current escalating mill levy framework. Recognizing however, that most homeowners will not own their homes for the entire duration of the mill levies and therefore may not enjoy the full benefit of the cost savings.

All homes in the Painted Prairie community are located within one or more of the Districts and are subject to the ARI mill levy as set forth in the Service Plan. The existing ARI framework requires the ARI mill levy to increase over time under a three-tiered structure. Please see the chart below.

Current Service Plan – Escalating ARI Mill Levy

Under the existing Service Plans the ARI mill levy follows a three-tier structure that includes two required increases over time, as summarized below.

Current Service Plan (ARI Mill Levy)			
Scenario Summary	Mill	Duration	Est. Annual Tax Payment (\$550,000 Home)
Tier 1 Mill Levy	1 Mill	20 years	\$40
Tier 2 Mill Levy	5 Mills	20 years	\$184
Tier 3 Mill Levy	40 Mills	10 years	\$1,474
Estimated Total Taxes:			\$19,214

The ARI mill levy began in budget year 2019 for District No. 2 and budget year 2024 for District Nos. 3-10. The first years of payment were 2019 (District No. 2) and 2025 (District Nos. 3-10) respectively. The table below takes the remaining years into account.

Current Service Plan (ARI Mill Levy) District No. 2			
Scenario Summary	Mill	Years Remaining	Est. Annual Tax Payment (\$550,000 Home)
Tier 1 Mill Levy	1 Mill	12 years	\$37
Tier 2 Mill Levy	5 Mills	20 years	\$184
Tier 3 Mill Levy	40 Mills	10 years	\$1,474
Estimated Total Taxes:			\$18,867

Current Service Plan (ARI Mill Levy) District Nos. 3-10			
Scenario Summary	Mill	Years Remaining	Est. Annual Tax Payment (\$550,000 Home)
Tier 1 Mill Levy	1 Mill	18 years	\$37
Tier 2 Mill Levy	5 Mills	20 years	\$184
Tier 3 Mill Levy	40 Mills	10 years	\$1,474
Estimated Total Taxes:			\$19,086

Proposed Revised Service Plan – Fixed FRIA Mill Levy

The proposed amendment would replace the escalating three-tier structure with a fixed mill levy of 5 mills for the duration of the ARI levy period.

Revised Service Plan (FRIA Mill Levy)			
Scenario Summary	Mill	Duration	Est. Annual Tax Payment (\$550,000 Home)
Tier 1 Mill Levy	5 Mills	12-18 years	\$184
Tier 2 Mill Levy	5 Mills	20 years	\$184
Tier 3 Mill Levy	5 Mills	10 years	\$184
Estimated Total Taxes:			\$7,739-\$8,844

As previously mentioned, the ARI mill levy started in 2018 for District No. 2 and 2024 for District Nos. 3-10. The first years of payment were 2019 (District No. 2) and 2025 (District Nos. 3-10) respectively. The table below is based on the remaining years:

Revised Service Plan (FRIA Mill Levy) District No. 2			
Scenario Summary	Mill	Years Remaining	Est. Annual Tax Payment (\$550,000 Home)
Tier 1 Mill Levy	5 Mills	12 years	\$184
Tier 2 Mill Levy	5 Mills	20 years	\$184
Tier 3 Mill Levy	5 Mills	10 years	\$184
Estimated Total Taxes:			\$7,739

Revised Service Plan (FRIA Mill Levy) District Nos. 3-10			
Scenario Summary	Mill	Years Remaining	Est. Annual Tax Payment (\$550,000 Home)
Tier 1 Mill Levy	5 Mills	18 years	\$184
Tier 2 Mill Levy	5 Mills	20 years	\$184
Tier 3 Mill Levy	5 Mills	10 years	\$184
Estimated Total Taxes:			\$8,844

This represents an estimated average net savings of approximately \$9,968 per household over the full ARI period. Although the initial years costs are lower under the current Service Plans, the later increases result in significantly higher long-term costs.

What Does This Mean Financially for Homeowners at Painted Prairie?

Residents will experience a temporary slight increase in annual tax payments for several years, but over the long run a total tax decrease, that ultimately results in significant net savings. For a home valued at \$550,000, this increase is approximately:

- \$0.40 per day
- \$2.83 per week
- \$12.25 per month
- \$147 per year

Over the long run, savings will be in the \$9,000 - \$10,000 range, per home, using a \$550,000 home example.

There are many other important benefits to Painted Prairie property owners for making the change.

Additional and Substantial Benefits

FRIA is structured to focus investment on transportation and infrastructure improvements that directly benefit communities participating in FRIA, including Painted Prairie and surrounding areas. This approach keeps local tax dollars closer to your home and allows key projects to move forward sooner and more efficiently.

Currently, the revenues from the ARI mill levy are controlled by property interests, the vast majority of which are located south of I-70 and that is where the revenues will be spent and the benefits will be realized. With FRIA, the revenues will be spent in the immediate area for local improvements. While few residents expect to own their home for the entire duration of the ARI period (now approximately 42-48 years), the service plan amendment and temporary increase in annual tax payments also provides short-term benefits including those described below.

Benefits:

- Immediate improvements and a traffic signal at the intersection at 56th & Picadilly. This will ensure a safer and more efficient intersection. This will be done with the first phase of FRIA improvements.
- Needed improvements will be made along 56th Avenue which are necessary to help bring to reality the proposed King Soopers at 56th & Picadilly. This will be a great addition to service(s) availability in the area.
- Accelerating construction of 56th Ave. improvements. The entire stretch of 56th Avenue from Himalaya to E-470 will be improved sooner and more efficiently with FRIA.

- The interchange at 56th Avenue & E-470 will have a new funding source.
- The City of Aurora is pledging traffic impact fee revenue to help complete the improvements. This is a financial benefit to the local Painted Prairie area.
- More local control to spend locally generated revenues for local improvements.
- Coordinating multiple districts and projects for improved outcomes. FRIA coordinates and pools financial benefits from numerous projects/Districts in Painted Prairie and the surrounding area

Next Steps

No action is required from Painted Prairie residents at this time. If approved in the Service Plan amendments, the revised mill levy will be automatically reflected in future tax statements.

You will be receiving a formal notice (or perhaps more than one) in the mail soon from the District. It will contain much of this same information. You will not need to take any action with that notice either.

Should you have any questions, please contact our Community Association Manager, Jessica Worthey, at 303-482-2213 extension 335.

Sincerely,



Christopher Fellows
Painted Prairie Homeowners Association Board President
Painted Prairie Metropolitan District Nos. 1-12 Board President